

Supporting Sustainable Homeownership

Chase's Affordable Lending program



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Chase is committed to providing products and services to meet the homeownership needs of low-to-moderate income (LMI) and minority customers and communities.

Chase has expanded its suite of affordable products and program offerings to promote sustainable homeownership by:

- Delivering a strong value proposition under a dedicated organization.
- Developing a service model that expands our reach and ensures appropriate service levels and customer experience.
- Implementing an outreach strategy to effectively communicate its value proposition with customers and stakeholders.



Chase Affordable Lending Options

Primary purchase and refinance:

- Low down payment options available, as low as 3%, including products with no income limitations
- LTVs up to 97%; CLTVs up to 105% with Chase approved Affordable/Community Second Program
- Flexible asset sources (subject to product eligibility)
- Up to \$1500 Chase Homebuyer Grant (subject to property and product eligibility)*
- Up to \$500 Homebuyer Education Benefit (optional benefit subject to product eligibility)*

Note: Example of products which may include these benefits: DreaMaker, Standard Agency, FHA and VA.

*The Homebuyer Grant funds and Homebuyer Education Benefit funds are calculated as a percentage of loan amount and the resulting calculation may not result in a full \$1500 Homebuyer Grant or a full \$500 Education Benefit discount. Contact a Chase Home Lending Advisor for details.



Chase DreaMaker[®]

- 30 Year Fixed Rate
- LTV up to 97%; CLTV up to 105% with Chase approved Affordable/Community Second Program
- Expanded credit score eligibility:
 - 620 for LTVs/CLTVs equal to or less than 95%
 - 640 for LTVs/CLTVs greater than 95%
- Income limited to 100% of Area Median Income (no income limit in designated underserved markets)
- Reduced Mortgage Insurance (MI) coverage compared to Standard Agency.
- No Upfront Mortgage Insurance Premium (UFMIP)
- Optional up to \$500 Homebuyer Education Benefit*

* See Legal Disclosures.



FHA

- 10 – 30 Year Fixed Rate
- LTV/CLTV up to 96.5% for purchase and up to 97.75% for no cash out refinance
- FHA to FHA Streamline (Credit and Non-Credit Qualifying) options for existing Chase serviced loans
- Min 640 credit score for all LTVs/ CLTVs (excludes Non-Credit Qualifying FHA to FHA Streamline)
- Income limits do not apply
- Requires Upfront Mortgage Insurance Premium (UFMIP) and FHA monthly Annual Mortgage Insurance (MIP)
- Loan amounts are geographically specific. Chase maximum loan amount is the maximum **conforming** loan limit available based on the subject property's county and number of units as indicated on

<https://entp.hud.gov/idapp/html/hicostlook.cfm> website.



Chase Homebuyer Grant

The Chase Homebuyer Grant program is designed to promote homeownership within low and moderate-income census tracts in Chase Retail footprint markets.

- Purchase of a primary residence
- Subject property address must be in an LMI Tract within an eligible MSA designated by Chase
- Available for DreaMaker, Standard Agency (Fixed and ARM), FHA and VA loan transactions*
- Grant is up to \$1500 which can be used towards discount points, closing costs or down payment*
- Customers are not required to be a first time homebuyer

* The Homebuyer Grant funds will be applied at loan closing first to points on the loan, if any, then to Chase fees, then to non-Chase fees or down payment. A customer may be able to combine a grant amount from Chase with benefits from an FHA or VA loan, but if the customer closes an FHA or VA loan they may not be eligible for the full grant amount from Chase and the grant funds may not be used for down payment.



Affordable Lending Product Comparison

	DreaMaker®	FHA
Homebuyer Education/Counseling Optional	X	X
Reduced Monthly Mortgage Insurance	X	
Mortgage Insurance Cancellable	X	
Upfront Mortgage Insurance Premium		X
No Income Limits		X
Chase Approved Housing/Down Payment Assistance Programs Permitted	X	X



VA

We understand the unique mortgage needs of U.S. military veterans, active-duty servicemembers and members of the Guard and Reserve.

- Must be a Veteran/Servicemember who has received a Certificate of Eligibility (COE).
- Income limits do not apply
- 15 and 30 Year Fixed Rate
- LTV/CLTV up to 100% for purchase and no cash out refinance
- VA Interest Rate Reduction Refinance (IRRRL) option for existing Chase VA serviced loans
- Min 620 credit score for all LTVs/ CLTVs (excludes non-income qualifying VA IRRRL program)
- No monthly mortgage insurance, Upfront Mortgage Insurance Premium (UFMIP) or monthly Annual Mortgage Insurance (MIP)
- VA Funding Fee applies

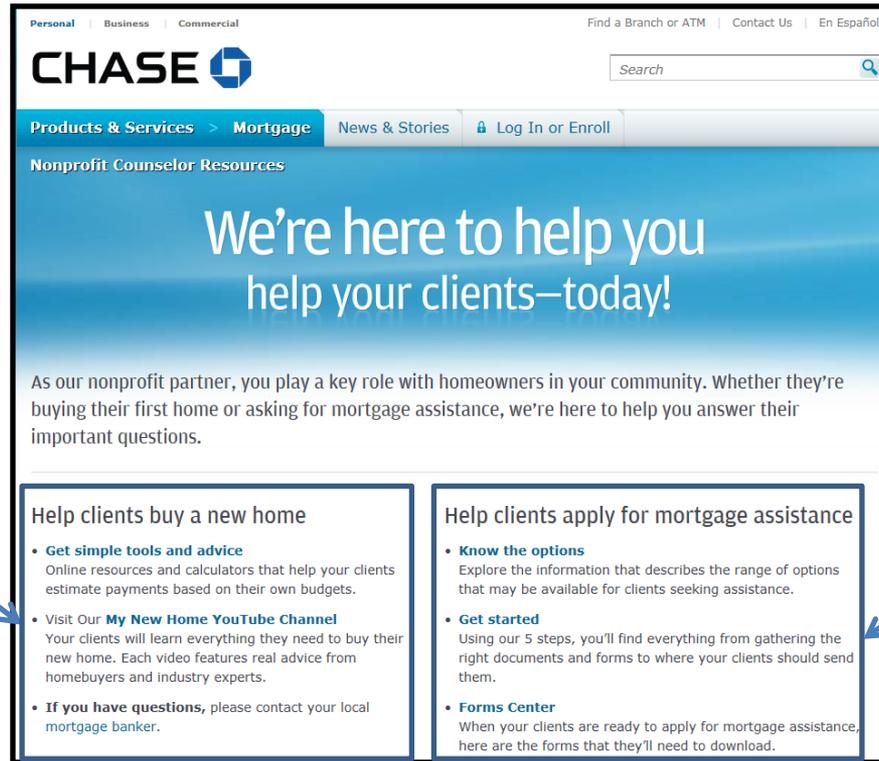


Appendix

Resources, Tools and Additional Information

Non-Profit Counselor Resources and Tools

Additional resources available at chase.com/nonprofitcenter.



The screenshot shows the Chase website's 'Nonprofit Counselor Resources' page. At the top, there are navigation links for 'Personal', 'Business', and 'Commercial', along with a search bar and links for 'Find a Branch or ATM', 'Contact Us', and 'En Español'. Below the Chase logo, there are tabs for 'Products & Services > Mortgage', 'News & Stories', and 'Log In or Enroll'. The main heading reads 'Nonprofit Counselor Resources' followed by 'We're here to help you help your clients—today!'. A paragraph states: 'As our nonprofit partner, you play a key role with homeowners in your community. Whether they're buying their first home or asking for mortgage assistance, we're here to help you answer their important questions.' Below this are two columns of resources:

- Help clients buy a new home**
 - **Get simple tools and advice**
Online resources and calculators that help your clients estimate payments based on their own budgets.
 - Visit Our **My New Home YouTube Channel**
Your clients will learn everything they need to buy their new home. Each video features real advice from homebuyers and industry experts.
 - **If you have questions**, please contact your local mortgage banker.
- Help clients apply for mortgage assistance**
 - **Know the options**
Explore the information that describes the range of options that may be available for clients seeking assistance.
 - **Get started**
Using our 5 steps, you'll find everything from gathering the right documents and forms to where your clients should send them.
 - **Forms Center**
When your clients are ready to apply for mortgage assistance, here are the forms that they'll need to download.

Buying a New Home

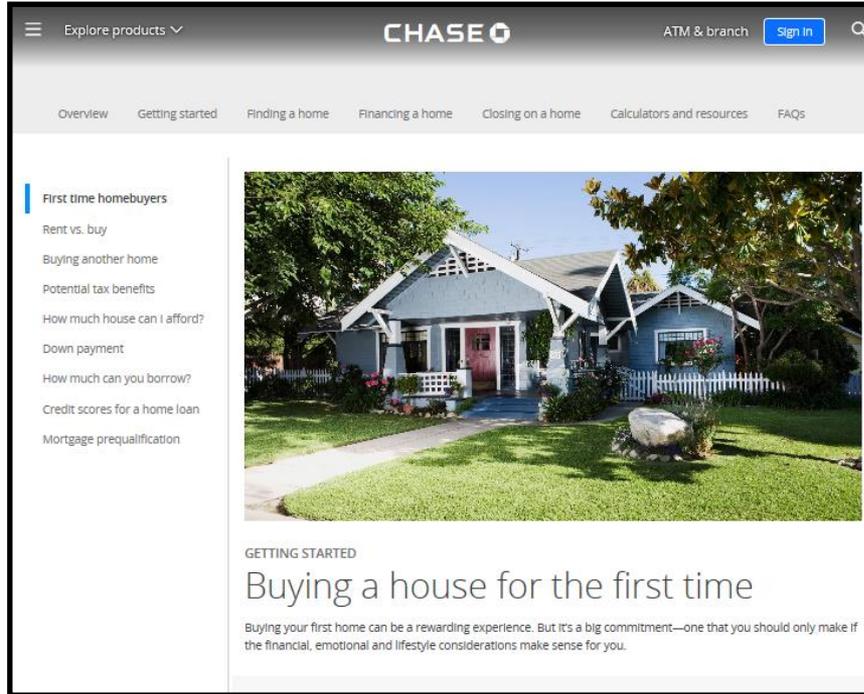
Mortgage Assistance



Chase Homebuyer Resources

Additional resources available at

chase.com/mortgage/home-loans/first-time-buyer.



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Questions and Answers



Legal Disclosures

- **This material is intended for home lending professionals or nonprofit, HUD-approved, housing counselors and not for distribution to consumers.** This document is not an advertisement for consumer credit as defined in 12 CFR 1026.2(a)(2).
- Information presented is for informational purposes only. Chase does not warrant its completeness, timeliness or accuracy.
- The Homebuyer Grant funds and Homebuyer Education Benefit funds are calculated as a percentage of loan amount and the resulting calculation may not result in a full \$1500 Homebuyer Grant or a full \$500 Education Benefit discount. Contact a Chase Home Lending Advisor for details and to determine eligibility.
- The Chase Homebuyer Grant is available on primary residence purchases only. Customer may be eligible for the \$1,500 savings when applying for a DreaMaker, Standard Agency, FHA and VA home purchase mortgage loan product and where applicable income limits and census tract requirements are met.
- The Homebuyer Grant and Homebuyer Education Benefit funds will be applied at loan closing first to points on the loan, if any, then to Chase fees, then to non-Chase fees or down payment. Customer may be able to combine a grant amount from Chase with benefits from an FHA or VA loan, but if the customer close an FHA or VA loan they may not be eligible for the full grant amount from Chase and the grant funds may not be used for down payment.
- The Homebuyer Grant and Homebuyer Education Benefit may be considered in miscellaneous income and may be reportable on Form 1099-MISC (Miscellaneous Income) or Form 1042-S (Foreign Person's U.S. Source Income Subject to Withholding) to the customer and the IRS, for the year in which they are awarded. We encourage the customer to consult with their personal tax advisor for questions about the impact to their personal income tax return.
- FHA loans require an up-front mortgage insurance premium (UFMIP) which may be financed, or paid at closing.
- Tools and calculators are provided as a courtesy to help you estimate your mortgage needs. Numerical references are estimates only. Speak with a Chase Home Lending Advisor for more specific information.
- All home lending products are subject to credit and property approval and product availability may vary by location. Rates, program terms and conditions are subject to change without notice. Other restrictions and limitations may apply.
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